

# Memorandum



**Date:** June 26, 2015

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (DER)

**From:** Maria A. Valdes, CSM, LEED<sup>®</sup> Green Associate  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Zoning Application Comments- Advanced Learning Charter School  
Application Z2015000017 (REVISION # 3) (Pre-Appl. # Z15P-056)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The revised plans submitted by the applicant on April 17, 2015 do not impact the water and sewer comments, therefore the comments remain the same.

Application Name: Advanced Learning Charter School

Location: The proposed project is located at 5855 NW 171<sup>st</sup> Street Folio No. 30-2012-047-0001, in unincorporated Miami-Dade County.

Proposed Development: The Charter School is adding a 48,615 square feet building to the existing School.

The new 3 story building will increase the school's water demand by 5,834 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Hialeah Preston Water Treatment Plant. The existing building is currently being served by MDWASD. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

There is an existing 12-inch water main abutting the property along NW 59<sup>th</sup> Avenue to where the developer may connect and extend a new 8-inch water main to the property to provide water service for the new 3 story building. Final points of connections will be provided at the time the applicant request connection to the MDWASD infrastructure.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time connection to the water infrastructure is requested. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to [http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

For the new 3 story building there is an 8-inch sanitary gravity sewer line abutting the property along NW 59<sup>th</sup> Avenue to where the developer may connect and extend a new 8-inch gravity sewer line to the property to provide sewer service as required. Any gravity sewer line within the property shall be 8-inch minimum diameter. Final points of connections will be provided at the time the applicant request connection to the MDWASD infrastructure.

Pump Station: 0401  
Projected NAPOT: 1.69 Hrs  
Projected NAPOT including this project flows: 2.18 Hrs  
P.S. Moratorium Code: OK

MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.



Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.